



SITE DATA TABLE

SITE NAME	SPRING HILL C-STORE AND GSR	ADDRESS	ANDERSON SNOW RD	SECTION	LINE	NO
JURISDICTION	HERNANDO COUNTY					
ZONING DESIGNATION	GENERAL COMMERCIAL					
OFFICER	LOT 1 & 2	21,434 SF	4	0.00 AC		
PARCEL SIZE	LOT 3	94,012 SF	4	2.16 AC		
	LOT 4	55,877 SF	4	1.28 AC		
	LOT 5	55,877 SF	4	1.28 AC		
	LOT 6	25,026 SF	4	0.57 AC		
SETBACKS	BUILDING	20'				
	FRONT	10'				
	REAR	10'				
EMERGING	OSP - 1 PER 2 SEATS					
RECORDED	DAYCARE - 1 PER 1,000 GFA					
	ADULTS - 1 PER 1,000 GFA					
	(42.7) + (10,000/233) + (5,000/285) = 21 + 30 + 18					
	REQUIRED = 69 SPACES					
PROPOSED:	LOT 1	OIL CHANGE	STANDARD (10'x20')			21
			ADA SPACE (1'x20')			22
	LOT 2	GSR	STANDARD (10'x20')			34
			ADA SPACE (1'x20')			2
	LOT 3	WASH	STANDARD (10'x20')			36
			ADA SPACE (1'x20')			3
	LOT 4	CAR WASH	STANDARD (10'x20')			57
			ADA SPACE (1'x20')			4
	LOT 5	DAYCARE/	STANDARD (10'x20')			22
		OFFICE/RETAIL	ADA SPACE (1'x20')			40
	LOT 6	OFFICE/RETAIL	STANDARD (10'x20')			44
			ADA SPACE (1'x20')			19
			TOTAL			21

MASTER PLAN NOTES:
 CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CONCEPTUAL DESIGN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS THAT MEETS LOCAL JURISDICTIONAL CODES.
 BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASER OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
 STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
 NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
 THIS PLAN IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED LEGEND

PROPERTY LINE
 BUILDING SETBACK LINE
 LANDSCAPE BUFFER
 EASEMENT

PARKING COUNT
 C COMPACT PARKING SPACES

PROPOSED BUILDING
 ASPHALT PAVEMENT
 STANDARD DUTY CONCRETE (SIDEWALK)

HEAVY DUTY CONCRETE
 PAVEMENT AREA (± SF)